



PROJECT TECHNICAL MEMORANDUM

BOLDWING CONTINUUM ARCHITECTS INC.

Page 1

Project: **Langdale Terminal**
 Address: **1376 Port Mellon Highway, Langdale, BC**
 BCAI File No.: **21522**
 Owner: **British Columbia Ferry Services Inc. (Project # 91268)**
 Date: **Friday, April 21, 2017**
 Memo No.: **01, Rev B**
 No. of Pages: **02**

General Notes: This technical memorandum is prepared for the sole use and purpose of client in determining the requirements of the project accordance with the work. Unless specifically indicated, all comments indicated are relative to the project and cannot be transferred to another project.

- Distribution:*
- ◆ **Michael Pearson, BCFS (BCFS) – Project Manager** (email)
 - ◆ **Mike Nordquist, Collier Project Leaders (CPL) – Project Manager** (email)
 - ◆ **Arthur Buse, Project Manager, BCAI** (email)
 - ◆ **Sylvain Boulanger, Project Architect, BCAI** (email)
 - ◆ **Indicates Distribution**

General Comments:

Item	Comments
A1.1.1	<p>BCAI has reviewed the <i>Sunshine Coast Regional District (SCRD)</i> zoning maps for the Langdale Ferry Terminal Site and the four existing properties it occupies which are currently zoned as follows:</p> <ol style="list-style-type: none"> 1. Water Lot - <i>District Lot 8007, Group 1 New Westminster District, Plan BCP6348</i> is zoned <i>W1 Zone (Water One)</i>. 2. Upland Lot - <i>Lot 8, District Lot 1401, Plan 18562</i> is zoned <i>R1 Zone (Residential One)</i>. 3. Upland Lot - <i>Lot 11, District Lot 1401, Plan 19990</i> is zoned <i>is R1 Zone (Residential One)</i>. 4. Highway Dedication - <i>Plan of Lease for the Langdale Ferry Terminal within Highway, Being Part of Lot 1, Plan 8089; Part of Lot 10, Plan 18562; and part of Port Mellon Highway Dedicated by the Deposit of the Explanatory Plan 3633 and Plan 8089, 18562, 19990, and Plans LMP 6457, LMP 6503, LMP 9502, and LMP 11956, All in D.L. 1401, Group 1, New Westminster District</i> is zoned <i>R1 Zone (Residential One), RU2 Zone (Rural Two), and PA2 (Park Assembly)</i>.
A1.1.2	<p>BCFS intends to consolidate properties 1 thru 3 above, and rezone properties 1 thru 4 to a <i>Marine Transportation Zone</i>. BCAI proposes the zoning requirements to be incorporated into the new <i>SCRD</i> zoning bylaw for these properties as follows:</p> <ol style="list-style-type: none"> 1. <i>Purpose</i> <ol style="list-style-type: none"> a. <i>The zone provides for the British Columbia Ferry Services Inc. and compatible services or uses.</i>

Prepared by: **Arthur E. Buse, Architect AIBC, AIA Associate**
 7337 - 137th Street, Suite 300
 Surrey, BC V3W 1A4
 T 604 594 4787
 E arthur@boldwing-continuum.com



2. Permitted Uses

- a. **Marine transportation including the temporary storage of marine vessels (private and/or public);**
- b. **Transportation centre including foot passengers, bicyclists, transit, car share, commercial trailer drop, float plane and emergency helicopter services;**
- c. **Office;**
- d. **Retail Commercial limited to 20% of building area;**
- e. **Food Services including mobile vendors;**
- f. **Caretaker suite and vessel personnel accommodations;**
- g. **Parking including, employee, short and long term public parking;**
- h. **Park.**

3. Permitted Density

- a. **Maximum floor area ratio is 0.25.**

4. Permitted Lot Coverage

- a. **The maximum lot coverage is 50% for buildings, accessory buildings and marine structures.**

5. Yards & Setbacks

- a. **The minimum front yard is 7.5 meters;**
- b. **The minimum rear yard is 0.0 meters;**
- c. **The minimum interior side yard is 6.0 meters;**
- d. **The minimum exterior side yard is 7.5 meters;**
- e. **The minimum interior side yard is 1.5 meters one side of the lot or portion of the lot above the high water mark.**

6. Permitted Heights

- a. **The maximum building or marine structure height is 20.0 meters or 3 storeys;**
- b. **The maximum height of accessory structure height is 25.0 meters.**

7. Minimum Lot Size

- a. **There are no minimum lot width, lot depth or lot area requirements.**

8. On Site Parking and Loading

- a. **On site vehicle and bicycle and loading shall be provided according to the standards of SCRDP Zoning Bylaw 310 Part V Section 509.**

End of Technical Memorandum #01, Rev B